



**DOWNTOWN CLERMONT
REDEVELOPMENT
AGENCY**

**Redevelopment
Plan**

**Prepared by:
Clermont Planning & Zoning Department**

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DOWNTOWN CLERMONT REDEVELOPMENT AGENCY

Redevelopment Plan

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Downtown Clermont Redevelopment Agency 2005 Redevelopment Plan

OVERVIEW

On May 27, 1997, the Clermont City Council adopted Resolution No. 950 which established the Downtown Clermont Redevelopment Agency (CRA), in accordance with Chapter 163.357, Part III, Florida Statutes. Subsequently, the City Council approved the Redevelopment Plan on August 11, 1998, and on September 8, 1998, the City Council adopted Ordinance No. 359-M approving the Community Redevelopment Trust Fund (using Tax Increment Funds-TIF).

The CRA has completed over \$1.4 million in redevelopment of the downtown area streetscape and various projects utilizing the Florida Small Cities Community Development Block Grant program (CDBG) and reinvestment of the TIF funds.

As part of the continuing effort of the CRA, the Redevelopment Plan must be updated periodically to reflect the completion of previous projects and the introduction of new projects to continue the redevelopment, renovation and preservation of the Downtown Clermont area.

The original 1998 CRA Plan introduction is presented below to help preserve the information which was part of the original plan.

INTRODUCTION

The citizens of Clermont are fortunate that their downtown remains intact and alive with activity. As the historic and symbolic center of the community, downtown serves as a link to the past and provides a sense of community identification that is missing in many cities. It also continues to play an important role in the local economy.

After W.W.II, changing development patterns and business location decisions resulted in many businesses leaving downtown areas. Downtown Clermont was not immune to this trend. Many businesses relocated to highway commercial centers, leading to a decline in downtown vitality and property values. In spite of these changes, downtown has been able to reinvent itself to meet the opportunities of today's marketplace.

Downtown has evolved from a traditional retail and commercial center to a center for professional offices, municipal services, specialty retail shops, restaurants, and entertainment. This trend is expected to continue with the growth of Clermont and the increased exposure resulting from improvements along the lakefront and construction of the Lake Minneola Trail. Downtown neighborhoods have also experienced a renaissance in recent years as evidenced by high occupancy rates and the renovation of many residential properties.

Although the condition of downtown has been improving in recent years, it will not reach its full potential without upgrades in basic infrastructure and improvements to the public space. These efforts will require planning and additional funding. Therefore, in May of 1997, the City of Clermont created the Downtown Clermont Redevelopment Agency to carry out downtown redevelopment activities.

COMMUNITY REDEVELOPMENT AGENCY

An attractive and economically vital downtown is a vision shared by our community and the State of Florida. Accordingly, Florida Statutes provide for the creation of a Community Redevelopment Agency (CRA) and the establishment of Tax Increment Financing districts to help communities with their revitalization efforts. A CRA is a public entity created by a local government to implement the community's redevelopment activities.

In May of this year, the Clermont City Council adopted Resolution No. 950 creating the Downtown Clermont Redevelopment Agency. The CRA is governed by a seven-member board consisting of the five seated council members and two citizen members. The CRA is responsible for preparing a redevelopment plan, implementing planned projects, and obtaining necessary funding. See Appendix "A" for a boundary map of the CRA.

2010 REDEVELOPMENT PLAN

In 1997 the Clermont City Council approved the creation of the Downtown Clermont Redevelopment Agency (CRA), whose charge was to prepare a redevelopment plan, implement planned projects and obtain the necessary funding. The downtown continues to be the focal point of a robust and growing community and the continued redevelopment of the 157 acres within the redevelopment area is a continuing effort. New studies, projects and cooperation within from the business and residential community within the CRA are needed to continue these efforts.

The goal and objectives from the plan need to continue to be broad enough to allow for flexibility in the projects which are implemented, but also realistic in order to be able to be accomplished. As with any plan, the Redevelopment Plan must be updated from time to time in order to take advantage of new ideas and efforts to continue with redevelopment in the district. These Plan updates are usually completed every five to ten years as needed.

The last Redevelopment Plan was amended on January 24, 2005 and was considered a major update to the original plan. This Plan helped to provide some continued diversity that allows the CRA the ability to work in several ways to revitalize the district.

Streetscape redevelopment has occurred in stages in the West Montrose Street area, consisting of new sidewalks, trees, benches, and new lighting with underground infrastructure improvements. These physical improvements have helped to stabilize the downtown. The continuance of the streetscape project and a few new programs to help continue the revitalization of the downtown are the next steps for this Plan and continue to create a new sense of vitality.

The 2010 Redevelopment Plan update is minor in comparison to the 2005 Plan, but incorporates a few new programs to continue the diversity needed for the downtown to carry on with the economic development needed.

A few of the items to be included in this update incorporated incentive programs ranging from façade improvement grants and impact fee assistance to building code compliance assistance. Street light improvements are also being included for when LED lighting is utilized to update the downtown lighting conditions.

The Redevelopment Plan will list the desired goals and action items. The action items, also known as objectives, are distinct and task related to provide general guidance for the CRA's continued redevelopment efforts.

GOALS AND ACTION ITEMS

GOAL 1: *PHYSICAL* - Provide the infrastructure, recreation facilities and public space improvements necessary to support the downtown and lake front revitalization.

Action Items:

- Development and utilization of design guidelines to create a unified look and identity for the CRA district.
- Provide funding for redevelopment projects.
- Create a safe and pleasant environment that is pedestrian/bicycle friendly. Utilize the CPTED (Crime Prevention Through Environmental Design) concept where feasible.
- Develop, installation and maintenance of directional signage to include, but not limited to the following: gateways, downtown, parking, Waterfront Park & governmental uses.
- Continue CRA district streetscape program and include residential areas where feasible.
- Streetscape program to extend to Highway 50 with new sidewalks, landscaping and lighting.
- Continue to develop recreational facilities and open spaces to include: integrating the downtown with the Lake Minneola water front, the Lake Minneola Trail, and potential development of pocket parks.
- Evaluation of Jenkins Auditorium for refurbishment or replacement. The current site reuse is for a possible courtyard, and the replacement site may be at the northwest corner of Montrose St. and Lake Ave.
- Support the renovation of the old depot and the Historic Village site development. This may include the Historical Cooper Memorial Library.
- Design and development of the downtown waterfront, alignment of a new boat ramp and future parking.
- Continue development and maintenance of infrastructure to include roads, drainage, water, sewer, etc.

GOAL 2: *ORGANIZATIONAL* - Provide unified leadership and direction

- Continue to utilize the CRA as established by Resolution No. 950 on May 27, 1997, in accordance with Florida Statutes.
- Provide support to organizations and agencies (such as the Florida League of Cities, Florida Redevelopment Association, etc.) to preserve and/or enhance the abilities of the CRA in accordance with state law.
- Expand development of partnerships with local, state and national organizations.
- Explore historical aspects through utilization of awards for property which is of local significance and the national register.
- Support of a historical survey for the CRA district and the City of Clermont.
- Continue to support the efforts of community organizations for the promotion of the CRA district.
- Develop plans and projects for the CRA district in conjunction with the community and organizations.
- Development of landscape partnerships for beautification of the CRA district.

GOAL 3: BUSINESS & ECONOMIC ENVIRONMENT - Support existing businesses and attract and accommodate new businesses and growth in order to create economic development opportunities. Incentives can be an important aspect for improving economic viability of the CRA district.

- Complete a Consumer Survey & Marketing Analysis to assist in business expansion, development and recruitment.
- Complete a Parking Inventory & Analysis for the downtown area.
- Explore the use of cooperative advertising & promotion of downtown.
- Provide representation in and support of local organizations for the promotion and use of the CRA district.
- Development of a CRA Loan Pool for the CRA district through the cooperation of local banks.
- Development of a Façade Improvement Grant Program. (This type of program may be applied to commercial or residential buildings)
- Development of a Building Code Assistance Program.
- Establishment of an Impact Fee Assistance Program
- Development of a Building Permit Refund Program
- Development of other redevelopment and renovation incentive and grant programs designed for businesses or residential owners within the CRA district, which help to maintain the financial stability of the district.
- Development of an award program to recognize a CRA district business for a particular renovation, redevelopment or contribution to the economic viability of the district.
- Post redevelopment accomplishments by government and private enterprise on the City's web site as they are completed.

GOAL ACTION ITEMS - Details

GOAL 1, PHYSICAL – Action Items:

Design Guidelines

The ability to project a viable downtown starts with the appearance and how it is portrayed and perceived. Design guidelines start this process by providing a framework to assist property owners, developers and architects in understanding the City's goals and objects for high quality development and rehabilitation within the CRA district. The intent is to:

- Create and maintain a strong community image, identity and sense of place;
- Create and maintain a positive visual ambiance for the community;
- Enhance and sustain property values;
- Promote a high degree of compatibility between surrounding structures;
- Establish and promote a standard for quality design and enduring quality development; and
- Foster civic pride and community spirit by maximizing the positive impact of quality.

Funding Sources

Redevelopment Trust Fund - Upon adoption of the Redevelopment Plan, the Downtown CRA is required to establish a trust fund. Tax increment revenues and other contributions to the CRA must be accounted for in this fund. The allowable uses for these funds are outlined in detail in Chapter 163 of the Florida Statutes and include: administration, capital improvements, and consulting fees related to studies, plans, or surveys. Annual reporting is also a requirement that must be met by the CRA Board. Pursuant to Florida Statutes, all projects financed by increment revenues must be completed no later than 30 years after the fiscal year in which the plan was approved, adopted, or amended.

Tax Increment Financing – One of the major benefits of establishing a CRA is the ability to use tax increment financing. The ability to use tax increment revenues for community redevelopment is authorized by Chapter 163, Part III, Florida Statutes. The City has designated the Redevelopment Area, and the assessed valuation of the area is "frozen" commencing with the certified tax rolls as of 1998 for the base year, in order to derive tax increment revenues. These revenues must be used by the agency to pay for approved projects within the CRA district, either on a pay-as-you-go basis or as security for bonds, the proceeds of which must be used for such lawful purposes as described in Chapter 163, Florida Statutes. Therefore, the tax increment financing (TIF) allows tax dollars collected from properties in the CRA to be reinvested directly into the CRA, rather than going into general funds. This rewards investment in the area and provides a local funding source that grows as the value of the property in the CRA grows. The TIF funds are collected from the major taxing authorities that include both the City and Lake County. See Appendix "B" for TIF revenue projections.

Revenue bonds – Tax increment revenues are bondable. Therefore, capital projects can be financed through the issuance of revenue bonds that are secured by future tax increment revenues.

Grants – Grant monies may be available for specific projects in the plan. Possible sources include: State of Florida Historic Preservation Grants, Florida Department of Highway Beautification Grants, Safe Neighborhoods Trust Fund Grants, and Community Development Block Grants (CDBG). CDBG funding includes Neighborhood Revitalization, Commercial Revitalization, Housing, and Economic Development. Grants may also be funded from the T.I.F. Trust fund of the CRA.

Section 108 Loan Guarantee Program – The US Department of Housing and Urban Development (HUD) sells bonds on the private market and uses the proceeds to fund Section 108 loans through the State of Florida's Small Cities Community Development Block Grant (CDBG) to eligible local governments. The local government may loan the funds (which must be repaid) to third parties to undertake eligible CDBG activities (typically economic development) or use the funds directly for other eligible CDBG activities. Project examples include: shopping centers, business relocation, public infrastructure, office buildings, retail

stores, affordable housing site development, business incubators, riverfront commercial and recreational development, and capitalizing a local revolving loan fund to be used for economic development and micro loans.

Small Business Administration – Most SBA financing is done under the 7-A program, which focuses on working capital needs. Under this program, banks loan capital to small businesses and the federal government guarantees 90% of the loan amount. The loans usually extend for 5 to 7 years.

The other SBA program is known as "SBA 503". This program provides existing viable small businesses with long-term, below market rate financing for the acquisition of land and building, machinery and equipment and construction and renovation which results in job creation. The CRA Agency, the City Council and other local interest groups should promote educational understanding of the opportunity that is available under these programs. The programs are administered through the Florida Department of Commerce which is willing to provide on-site technical training and educational presentations.

Community Contribution Tax Incentive Program – Created by the Florida Legislation, this program encourages corporate involvement in community revitalization. This program allows businesses a fifty percent credit on Florida corporate income tax or insurance premium tax for donations to local community development projects. Donations must be made through an eligible non-profit corporation conducting an approved community development project. This program can address the revitalization of historic structures identified in the CRA. Eligible historic preservation projects have as their goals the improvements or substantial rehabilitation of housing, commercial, industrial; or public facilities in a "historic preservation district."

Other sources – Special Assessment Districts and Private and Corporate donations.

Safe and Pleasant Environment and Utilization of CPTED

Provision for a safe and pleasant environment for pedestrians and bicycles must be provided and maintained. Good planning and design of businesses and facilities can help with this requirement. Crime Prevention Through Environmental Design (CPTED) is defined as "the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life." The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures or in the design of neighborhoods.

CPTED principles can be applied easily and inexpensively to buildings or during remodeling, and have been implemented in communities across the nation. The results have been impressive; in some CPTED communities, criminal activity has decreased by as much as 40 percent. CPTED design eliminates or reduces criminal behavior and at the same time encourages people to "keep an eye out" for each other and creates an effective environment that results in a safer more livable community.

There are separate guidelines for each of the strategies listed below, which, as a homeowner, builder or remodeler, can be applied to reduce the fear and incidence of crime and improve the quality of life.

There are four overlapping CPTED strategies.

1. Natural Surveillance - A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

2. Territorial Reinforcement - Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.

3. Natural Access Control - A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

4. Target Hardening - Accomplished by features that prohibit entry or access: window locks dead bolts for doors, interior door hinges.

Directional Signage

Signage helps provide people with a variety of needs which can include the location of the downtown, parking, shopping, recreational uses (the waterfront park and the trail for biking & walking), boating, governmental (City Hall, Police, etc.), and even events within the CRA district. A coordinated and visually recognizable system of directional signage needs to be developed and used throughout the district to provide a sense of place and belonging within the district. Use of sign design, colors and location can aid in this type of system.

Development and location of Kiosks may be utilized to help locate and advertise businesses in the CRA District.

Gateways – Gateways are signed, lighted, and landscaped treatments that identify key entrances to the downtown area. An effective gateway treatment attracts, informs, and entices people into the downtown area. By identifying and defining the CRA area, a gateway allows visitors to experience a sense of place and arrival. Possible locations for gateway features are S.R. 50 and Eighth St., Fifth St. and Montrose St., East and Osceola, and Twelfth and Montrose.

Streetscape

One of the most effective means for unifying and improving the appearance of downtown is the use of streetscape improvements. Streetscape improvements include decorative street lighting, street furniture (benches), unified signage, sidewalk improvements, underground utilities, and landscaping, among others. Street light improvements are also being included for when LED lighting is utilized to update the downtown lighting conditions. The changes can often be dramatic; sending a message

to the community that redevelopment has begun and will be successful. Streetscape enhancements also establish an overall design theme to guide other renovation efforts. Murals, public art, historic signs, and the use of brick pavers are other popular and effective aesthetic enhancements.

The various streetscape improvement projects should be planned and coordinated as part of a master plan. Accordingly, the CRA shall retain an urban planning/design firm to investigate options and prepare a Master Streetscape Plan.

Incorporating the streetscape program along Highway 50 in the CRA district from Broome St. on the West to Lake Avenue will help bring focus to the downtown renovations. These improvements will include new sidewalks, decorative street lights, landscaping, and directional signage (as mentioned previously under “Gateways”).

Parking

After completion of a Parking Study (see Goal 3) the potential for new parking facilities may include one or a combination of the following:

- on street parking (parallel, angle, etc)
- parking lot – small and larger lot(s) located at various locations
- parking garage – site location and availability would determine viability
- Shared parking or public private parking facilities

Jenkins Auditorium Site & Downtown courtyard

The Jenkins Auditorium has provided a gathering location for downtown activities. The evaluation of the Jenkins Auditorium for refurbishment or replacement is needed to help continue this important function. Future reuse of the current site could include a public courtyard which as a “pocket park” would provide an important public recreation need in the downtown. A downtown replacement site for a possible new building is available at the northwest corner of Montrose St. and Lake Ave.

Old Cooper Memorial Library site, Montrose St. & Lake Ave.

Reuse of the site is needed which can also mirror the existing buildings in the area providing the aesthetic value that historic Clermont values in the downtown.

Historic Village & Old Depot

The ability of a City to recognize, respect and renovate their historic past is a plus for any community. With the historic village located just west of West Avenue and north of Minneola Avenue, Clermont’s preservation of history has gotten a great start. The addition of the original Cooper Memorial Library and its renovation makes this Historic Village a valuable asset to Clermont. Supporting and continuing the historic village site development will continue the preservation of the past. Contracting and partnering for continuing events or special events may be utilized.

Parks and Open Space

Continue to develop recreational facilities and open spaces throughout the CRA district where available.

Lake Minneola Trail and Trail Expansion

The trail will continue to draw more people to downtown and increase awareness of downtown businesses. New signage will also work to integrate the Montrose St. commercial district with the Lake Minneola waterfront amenities by linking downtown and the waterfront with pedestrian and biking facilities. Additional trail and downtown connectors should also be provided on the east side of the CRA utilizing streetscape and sidewalk connectors with lighting and landscaping at Lake Avenue or Fifth Street.

Downtown Waterfront & the Boat Ramp

Location and renovation of these much used recreational items are necessary to provide residents and visitors with the best possible access to Clermont's area lakes. At this time, the launch is available, however, no site is available for loading and unloading if others are waiting to launch or pick up their boat. Better access provides for a better experience, which brings people back to Clermont. This can help provide downtown with an economic boost. In conjunction with downtown waterfront and South Lake Trail projects, boat ramp changes and new parking accommodations may also be provided.

Infrastructure

Continued maintenance and installation of new lines will be needed in the future. The roads in the CRA are adequate, however future needs may require additional construction, maintenance, or traffic calming devices to help manage traffic and maintain pedestrian safety. The provision in the CRA Plan for these items is needed to continue services in the CRA district.

Land Acquisition

Current and new projects may require the acquisition of property. Potential projects which may require additional projects may include but are not limited to: parking, infrastructure, streetscape, trails, parks, incubator, etc.

GOAL 2, ORGANIZATIONAL – Action Items:

CRA Legislative Support

The Downtown Clermont Redevelopment Agency supports the efforts to enhance and/or maintain the ability of CRA's to function as originally intended and in accordance with State law. Past and recent challenges to the CRA legislation as provided in Chapter 163, Part III, Florida Statutes, has been aimed at stripping CRA's from their ability to function as originally intended.

Expand Development of Partnerships

Support Downtown Clermont Partnership (DCP), Main Street designation structure, and local civic organizations help bring positive attention to the downtown. Successful redevelopment is always a result of the collaborative efforts of the public and private sectors. Working together, leaders from the public and private sectors can develop consensus and coordinate resources to revitalize downtown. The CRA will support the efforts of the DCP, various civic organizations, and encourage utilization of the Main Street Program. Contracting and partnering for continuing events or special events may be utilized.

Historical Property Recognition

Properties of local significance and national registry properties are a valuable asset to the Clermont community. Recognition of these properties may be accomplished in various ways such as the national registry (if eligible), community awards or presentations. A historical marker program can help identify historic properties and encourage their protection. Historical surveys are also a valuable means to document historical properties, and the CRA could support this process. Historical property information may be made available through brochures, media special events and education programs. An historic marker

Community Based Efforts

This action item covers a number of areas which include the following:

- Support of community based organizations for the promotion of the CRA district.
- Involvement of the community during project development, depending on the project.
- Development of partnerships for landscaping and beautification projects. These can include painting programs, landscaping and lot clean up.
- Support for community based events should continue, including contracting for events located in the CRA district.

GOAL 3, BUSINESS & ECONOMIC ENVIRONMENT – Action Items:

Consumer Survey & Marketing Study

A Consumer Survey identifies a use, user and impression information about the downtown. This survey would include questions related to types of businesses which are considered important, and identify activities, events and businesses which would draw users to the downtown. The Marketing Study would help to determine potential markets, businesses and who is coming to Clermont's downtown.

Parking Study

The importance of access to parking in the downtown is vital. A CRA district parking study should be completed to analyze the existing on-and-off street parking with regard to numbers, conditions and location. Recommendations for improvements would be based on these items along with the downtown's projected needs and a desired outcome. Identification of parcels to purchase for future parking, shared parking options, and future developments may be included.

Planned parking improvements include locations on West Avenue and Desoto Street. Other locations may be identified for inclusion into the parking plan for the CRA district, depending on the results of the study or other sources.

Cooperative Advertising & Promotion

One possibility to promote the downtown can be done through cooperative advertising. Examples: an organization could team with a sponsor or groups of businesses could pool their efforts/funds to produce advertising together, instead of separately.

CRA Representation

Representation for the CRA can be provided when and where needed for the promotion of, and uses within the CRA district.

Loans & Grants

CRA Loan Pool - Development of a local loan pool for the CRA district can be completed with the support of local banks. These funds would be sponsored and approved through each sponsoring bank for renovations. Loan pools can provide low interest funding for business redevelopment or improvements, and also provide the lending institutions with fulfilling their requirements for the Community Reinvestment Act. Loan pools may be developed for commercial and housing use, depending on the direction from the CRA.

Grants – Programs using grants are sometimes needed to help CRAs and downtowns in particular, to improve, maintain and increase the business and residential mix needed to exist. Incentive grants are used primarily for non-residential (commercial, retail, or office) unless it is a mixed use with residential being a clear secondary use (second floor typically), and club or lodge associations. Grants or funding programs may include the following:

- Façades Improvement
- Building Code Assistance
- Impact Fee Assistance
- Building Permit Fee Refund Assistance
- Mixed Use Renovation (non-residential & residential)
- Residential Renovation

Matching grants for facade improvements could be managed and/or funded by the CRA. Funds may be combined with other grants when possible. Adherence with proper building and zoning codes must be completed when and where required.

Award Program

Recognizing those businesses which have gone above and beyond the normal aspect of their actual business should be recognized. This recognition can be done through development an award or certificate program such as a “*Golden Brick*” award for outstanding redevelopment/renovation efforts; a “*Community Contribution*” award; a “*Business or Economic Improvement Contribution*” award; or, a *Certificate of Appreciation*.

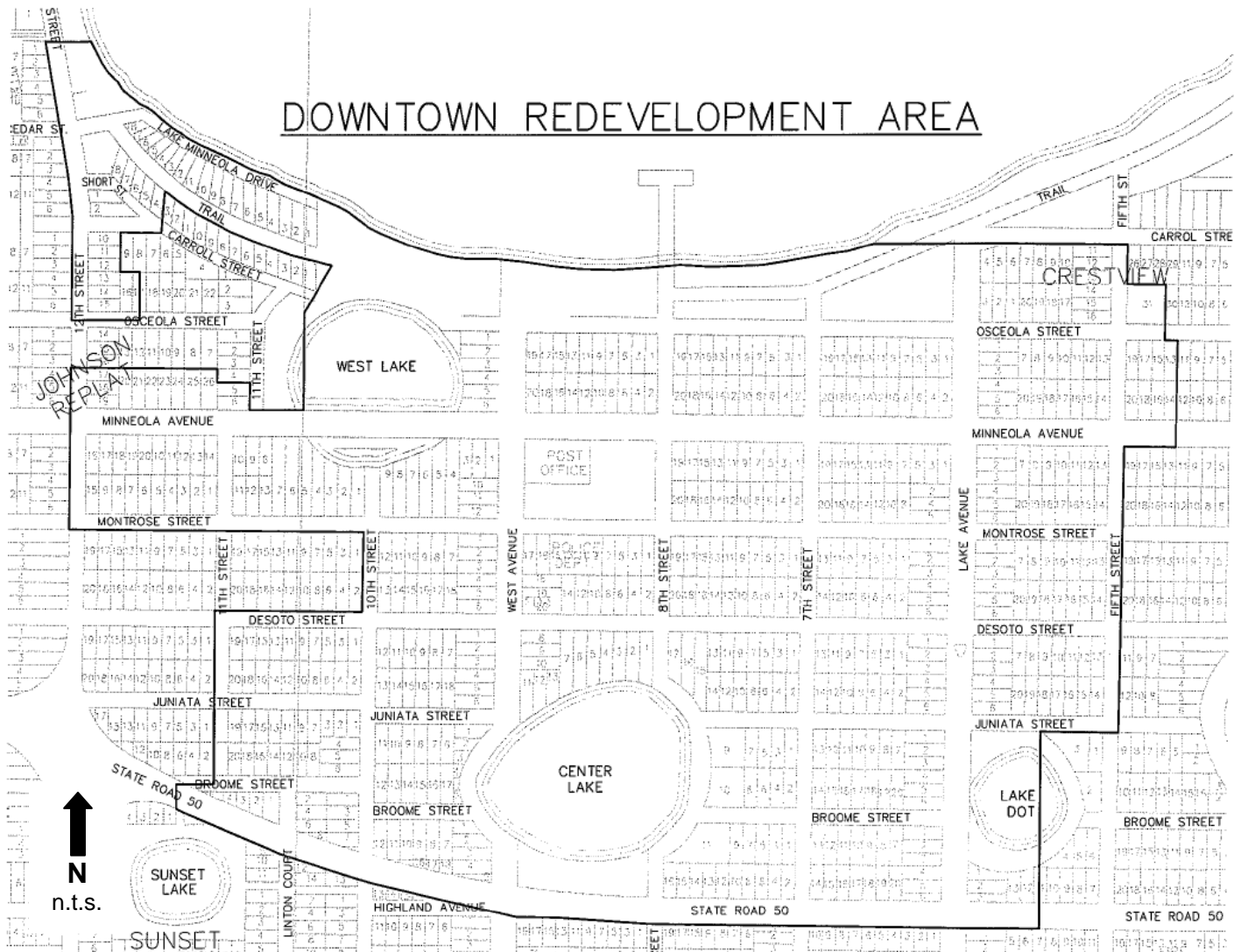
Redevelopment Accomplishments

Whether public or private, redevelopment efforts could be shown on the City’s web site, demonstrating what the CRA district has accomplished. This must in no way be utilized as an advertisement for a business, but as a legitimate way to recognize those redevelopment efforts that are occurring in the district. A brief summary accompanied by photograph of the renovation may help spur other property owners to improve their sites as well.

CONCLUSION

Downtown Clermont is in an exciting period of evolution, growth, and revitalization. Downtown businesses are evolving to meet the demands of today's market, citizens are rediscovering the value of a healthy downtown in the community, and the City government is continuing its commitment to the area. Accordingly, the Downtown Clermont Redevelopment Agency and this Plan helps to provide the guidance and the instruments necessary for the continued redevelopment of the downtown through implementation of redevelopment projects, organizational strategies, and support of the businesses and property owners.

Successful redevelopment is a long-term process that requires commitment, cooperation, and flexibility. Only with the cooperation of private and public entities will downtown realize its full potential. It is in this spirit that the redevelopment plan is crafted and ultimately implemented.



APPENDIX "A"

CITY OF CLERMONT

RESOLUTION

No. 950

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, FINDING THE DOWNTOWN AREA TO BE A BLIGHTED AREA; FINDING THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT OF THE DOWNTOWN AREA IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO FUNCTION IN THE CITY, AND CREATING THE AGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy, or prevent slum and blighted areas; and

WHEREAS, the City of Clermont, Department of Planning, did conduct a "Finding of Necessity" study attached hereto as Exhibit "A", finding the downtown area to meet the definition of blighted and that redevelopment is necessary in accordance with 163.355, Part III, Florida Statutes; and

WHEREAS, the downtown redevelopment area is defined as:

Beginning at a point on the northeast corner of block 145, Johnson's Replat, Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run east to the shoreline of Lake Minneola; thence run easterly along the southern shoreline of Lake Minneola to a point that would intersect with a line extending the southern right-of-way of Carroll Street west; thence run east along the southern right-of-way of Carroll Street to its intersection with the eastern right-of-way of Fifth Street; thence run south along the eastern right-of-way line of Fifth Street 150 feet; thence run east 140 feet; thence run south to the southern right-of-way of Osceola Street; thence run east along the southern right-of-way of Osceola Street to a point at the Northeast corner of Lot 13, Block 50, City of Clermont, Public Records of Lake County, Florida; thence run south to the southern right-of-way of Minneola Avenue; thence run west along southern right-of-way of Minneola Avenue to the eastern right-of-way of Fifth Street; thence run south along eastern right-of-way of Fifth Street to the southern right-of-way of Juniata Street; thence run west along southern right-of-way of Juniata Street to intersection of a line

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RESOLUTION

No. 950

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extending the boundary between Lots 11 and 12, Block 60, City of Clermont, north; thence run south along said line to the southern right-of-way of State Road 50; thence run west to the northeast corner of Lot 1, Block 125, Sunset Park, Plat Book 8, Page 19, Public Records of Lake County, Florida; thence run north to the centerline of vacated Broome Street; thence run east to a point that would intersect a line extending the west right-of-way of Eleventh Street south; thence run north along west right-of-way of Eleventh Street to the northern right-of-way of DeSoto Street; thence run east along right-of-way to the western right-of-way of Tenth Street; thence run north along western right-of-way to the southern right-of-way of Montrose Street; then run west along southern right-of-way of Montrose Street to the western right-of-way of Twelfth Street; then run north along western right-of-way to a point on the northeast corner of Lot 4, Block 142, Johnson's Replat, Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run east to the northeast corner of Lot 26, Block 120, Johnson's Replat, Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run south 50 feet; thence east 125 feet to western right-of-way of West Lake Drive (aka Eleventh Street); thence run south to northern right-of-way of Minneola Avenue; then run east along northern right-of-way of Minneola Avenue to the East line of Section 23; thence run north along said East line to a point 200 feet south of the southern boundary of abandoned railroad right-of-way; thence run northeasterly to a point on the abandoned railroad right-of-way that is 100 feet East of the East line of Section 23; thence run west along abandoned railroad right-of-way to the northwest corner of Lot 13, Block 115, Johnson's Replat, Plat Book 8, Page 71, Public Records of Lake County, Florida; thence south to the northern right-of-way of Carroll Street; thence south to a point on the northeast corner of Lot 7, Block 119, Johnson's Replat, Plat Book 8, Page 71, Public Records of Lake County, Florida; thence run west 150 feet; thence run south 150 feet; thence run east 75 feet; thence run south to the centerline of vacated Osceola Street; then west to western right-of-way of Twelfth Street; thence run north along said right-of-way to the Point of Beginning.

WHEREAS, the City Council of the City of Clermont finds and declares that the above described area, known as the Downtown Redevelopment Area, contains areas which are hereby found to be slum or blighted; and

WHEREAS, the rehabilitation, conservation, redevelopment, or a combination thereof, of the Downtown Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of Clermont; and

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RESOLUTION

No. 950

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WHEREAS, the City Council of the City of Clermont is the duly elected governmental body of the City of Clermont and may be designated as the Redevelopment Agency pursuant to 163.357, Part III, Florida Statutes; and

WHEREAS, the City Council which consists of five members may appoint two additional persons to act as members of the community redevelopment agency; and

WHEREAS, notice to each taxing authority and public notice of the city's intention to adopt a resolution adopting the Finding of Necessity study, creating a Community Redevelopment Agency and declaring the City Council as the Community Redevelopment Agency, has been given, as provided for in Sections 163.346 and 166.041(3), Florida Statutes.

NOW THEREFORE, be it resolved by the City Council of the City of Clermont, Florida:

Section 1. Findings.

A. The Downtown Redevelopment Area as described above is hereby declared to be a blighted area pursuant to the criteria established in Chapter 163, Part III, Florida Statutes. The report entitled "Finding of Necessity" and attached hereto as Exhibit "A" is hereby accepted as evidence of the presence of blight and the need for rehabilitation, conservation, and/or redevelopment in the described area.

B. There is a need for a Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes provided for in Chapter 163, Part III, Florida Statutes, in the Downtown Redevelopment Area of the City of Clermont.

Section 2. Creation of Community Redevelopment Agency.

A. The Clermont City Council hereby creates a community redevelopment agency known as the "Downtown Clermont Redevelopment Agency", to carry out redevelopment functions within the Downtown Redevelopment Area of the City.

B. In accordance with Chapter 163.357, Part III, Florida Statutes, The Clermont City Council declares itself together with two citizen members, to be appointed by the Council, to be the Downtown Clermont Redevelopment Agency for the City of Clermont and is empowered with those

CITY OF CLERMONT

RESOLUTION

No. 950

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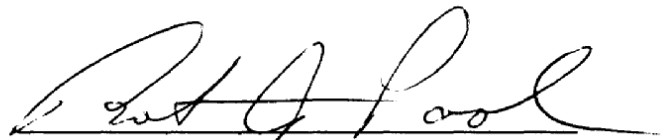
authorities, powers, and obligations conveyed upon a redevelopment agency pursuant to authority granted in Chapter 163, Part III, Florida Statutes.

C. The members of the City Council together with the appointed citizen members shall be the members of the redevelopment agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the City Council of the City of Clermont.

Section 3. Notice. That proper notice in accordance with Chapter 163.346, Part III, Florida Statutes has been given to affected taxing authorities.

Section 4. Effective Date. This resolution shall take effect immediately upon its approval and adoption by the Clermont City Council.

ADOPTED at a regular meeting of the City Council of the City of Clermont, Florida, this 27th day of May, 1997.


ROBERT A. POOL, Mayor

ATTEST:


JOSEPH E. VAN ZILE, City Clerk

CITY OF CLERMONT

Finding Of Necessity

March 1997

Prepared by:

The Clermont Planning Department

Exhibit "A"

I. INTRODUCTION

In the years following WWII, the automobile and the mobility that it afforded the average American redefined development patterns and business location decisions. As new highways and interstates were constructed to meet the demands of an increasingly auto oriented society, many businesses abandoned downtowns for the increased visibility and accessibility of highway commercial centers. As a consequence many traditional downtown areas became less economically vital and attracted less private and public investment. Buildings and infrastructure were allowed to deteriorate, contributing to the decline of downtown viability and property values. The result was that many downtowns were abandoned and their value to the community forgotten.

The history of downtown Clermont mirrored that of many cities, following a path of decline that continued until recently. Although recent years have seen an increase in investment and activity, downtown continues to suffer deficiencies in parking, roadways, and stormwater drainage. Vacant lots and unoccupied buildings are common while a substantial number of buildings are under utilized or show signs of deterioration. Housing in the area also shows signs of deterioration. These deficiencies must be addressed if downtown is to continue along the road to recovery.

Fortunately, the leadership of Clermont has been laying the groundwork for downtown's recovery for many years. Efforts to keep the post office and police station downtown and the purchase of property for a future city hall have ensured that government services, which are the cornerstone of vital community, will remain downtown. Also, the redevelopment of Waterfront Park and the South Lake Trail will add value and life to the downtown area.

The Florida Legislature has also recognized the importance of a healthy downtown to a community. Florida Statutes provide for the creation of Community Redevelopment Agencies (CRA) and the use of various funding sources to help communities with their revitalization efforts. A Community Redevelopment Agency (CRA) is a public entity created by a local government to implement redevelopment activities. Creation of a CRA allows cities to use tax increment financing and other funding mechanisms to carry out their redevelopment plans. In order to be eligible for CRA status, the redevelopment area must meet the criteria of slum or blight as stated in Chapter 163.340, Part III, Florida Statutes. It is the purpose of this study to establish the existence of blight in downtown Clermont therefore the need for redevelopment.

II. DEFINITION OF BLIGHT

Florida Statutes require that the proposed redevelopment area meet the definition of a "blighted area" in order to create a CRA. The following is the definition of "blighted area" as stated in Chapter 163.340, Part III, Florida Statutes:

A "blighted area" means either:

(a) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes **or one or more of the following factors** which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

1. Predominance of defective or inadequate street layout;
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Unsanitary or unsafe condition;
4. Deterioration of site or other improvements;
5. Tax or special assessment delinquency exceeding the fair value of the land; and
6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

This definition has been interpreted to include the following conditions: stormwater drainage deficiencies, inadequate roadways and parking, site and building deterioration, vacant lots, unoccupied or closed commercial buildings, depressed property values, and non-conforming uses among others. According to Florida Statutes, the presence of only one of these conditions is a basis for a "Finding of Necessity" and the need to create a Community Redevelopment Agency.

III. STUDY AREA

The proposed redevelopment area is the historic commercial and residential downtown area as shown in Exhibit "A". It is generally that part of town south of Lake Minneola and north of State Road 50 between Fifth Street on the east and Twelfth Street on the west.

IV. ANALYSIS OF CONDITIONS OF BLIGHT

In varying degrees, most of the conditions of blight as listed in the Florida Statutes exist in downtown Clermont. This analysis will concentrate on deficiencies in stormwater drainage, inadequate parking facilities and aspects of site deterioration.

Stormwater drainage

The current stormwater drainage system is outdated and creates compliance problems with meeting current state water quality standards. Stormwater inlets and conveyances are in place and stormwater abatement facilities have been provided in certain areas, however, other parts of the central business area do not have pre-treatment facilities and stormwater runs directly into the lakes. This is of particular concern since Lake Minneola and the Palatka chain of lakes are designated as Outstanding Florida Waters. Although the City is not required to retro fit for existing development, all new development will have to retain stormwater on site. Due to the small size of downtown lots, on-site water retention is not feasible in most cases. Until stormwater treatment and abatement facilities are constructed for the downtown area, redevelopment efforts will be severely hampered.

Inadequate Parking Facilities

Parking in downtown is inadequate to meet the demands of new development. Historically on-site parking was not required and as a result most existing downtown businesses do not meet the current code for the number of required parking spaces. New businesses, however, are required to provide adequate on-site parking or buy into a city parking space reserve fund. Because downtown lots are small, the provision of on-site parking is not feasible in most cases. And parking spaces to be provided through the reserve fund have not yet been constructed. Until more parking is made available, downtown redevelopment efforts will be limited.

Deterioration of Site and Other Improvements

A windshield survey revealed vacant commercial and residential lots interspersed throughout the downtown area. Several buildings are unoccupied or closed and even more are in need of repair. Beyond visual indicators, site and building deterioration is also expressed in terms of depressed property valuation. Assessed property values over the last ten years have increased at the same rate as inflation, but no more. This indicates minimal investment and redevelopment between 1986 and 1996. Vacant lots, under utilized buildings, and depressed property values are all indicators of deterioration and the need for reinvestment and redevelopment.

CONCLUSION

According to the Florida Statutes an area proposed for redevelopment must meet the definition of a "slum or blighted area" in order to be eligible for a CRA. An area qualifies as slum or blighted if only one condition of the definition is met. As presented in this study, Downtown Clermont clearly exhibits conditions of blight and is therefore eligible to create a Community Redevelopment Agency. This study should be considered as support for a finding that blighted areas exist, that redevelopment is necessary in the interest of public health, safety, or welfare of the residents of Clermont, and that there is a need for a community redevelopment agency to function in the City.

Downtown Redevelopment Area

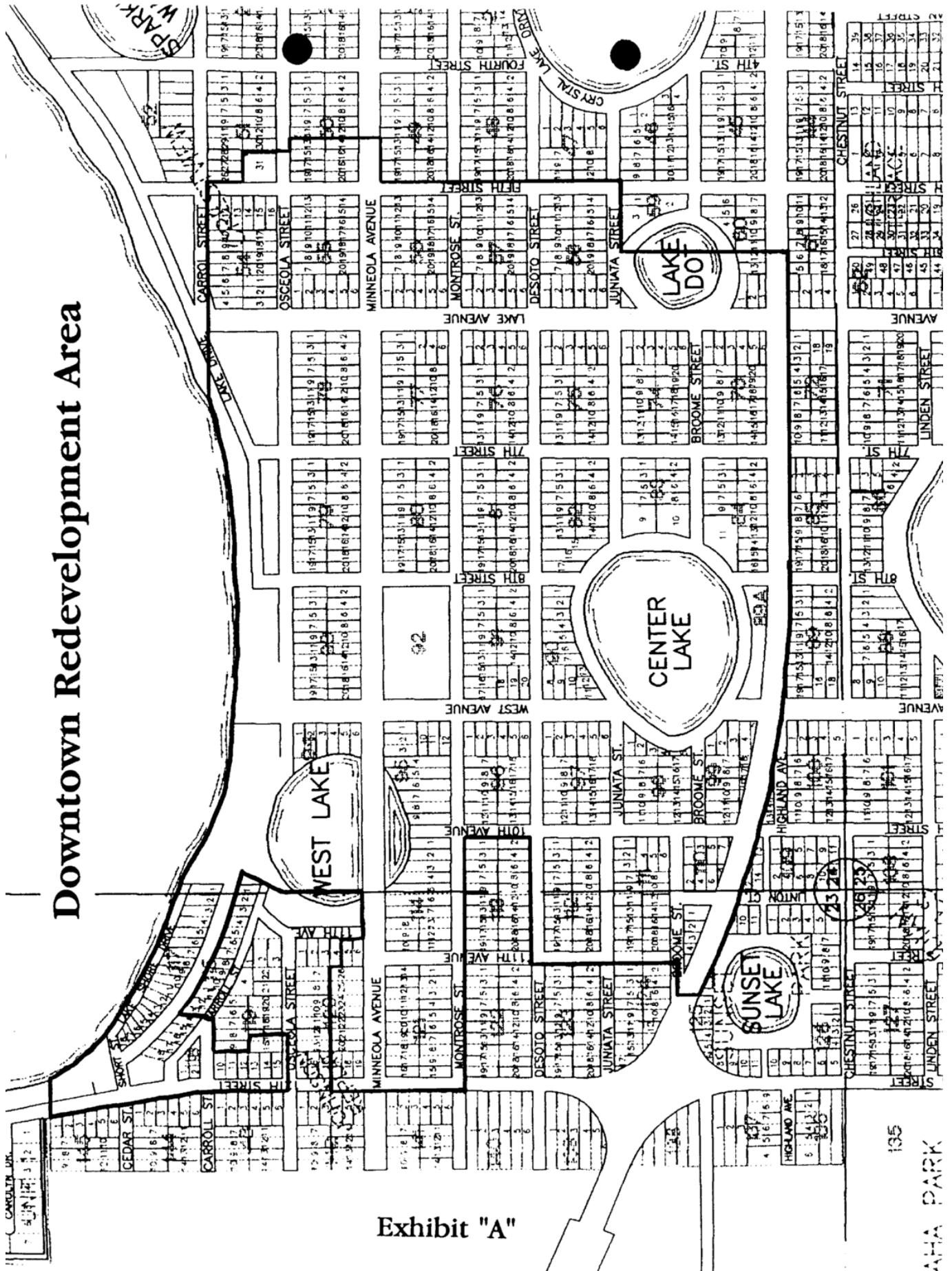


Exhibit "A"

APPENDIX "B"

***CITY OF CLERMONT* MISCELLANEOUS ORDINANCE**

NO. 359-M

**AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA,
ESTABLISHING A COMMUNITY REDEVELOPMENT TRUST FUND;
PROVIDING FOR THE ADMINISTRATION OF THE COMMUNITY
REDEVELOPMENT TRUST FUND; PROVIDING FOR ANNUAL
APPROPRIATION OF THE TAX INCREMENT BY ALL TAXING
AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the adoption of Resolution No. 950 on May 27, 1997, by the City Council of the City of Clermont, Florida (the "City"), created a community redevelopment agency known as the "Downtown Clermont Redevelopment Agency" (the "Agency") to carry out redevelopment activities in the Downtown Redevelopment Area; and

WHEREAS, on August 11, 1998, the City Council of the City of Clermont approved the Redevelopment Plan (the "Plan") for the Downtown Redevelopment Area as described in Resolution No. 950; and

WHEREAS, in order to plan and implement community redevelopment within the Downtown Redevelopment Area it is necessary that a Redevelopment Trust Fund be established as provided for in Section 163.387, Florida Statutes (the "Act").

NOW THEREFORE, be it resolved and enacted by the City of Clermont, Florida that:

Section 1.

There is hereby established, in accordance with Section 163.387, F.S., a Community Redevelopment Trust Fund ("Fund") for the Downtown Redevelopment Area.

Section 2.

The monies to be allocated to and deposited into the Fund shall be used to finance "community redevelopment" within the Downtown Redevelopment Area, which shall be appropriated when authorized by the Agency. The Agency shall utilize the funds and

**CITY OF CLERMONT
MISCELLANEOUS ORDINANCE**

NO. 359-M

Page 3

The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Downtown Redevelopment Area: and

The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, upon the total of the assessed value of the taxable real property in the Downtown Redevelopment Area as shown upon the assessment roll used in connection with the taxation of such property by all taxing authorities for 1996.

Section 6.

All taxing authorities shall annually appropriate to and cause to be deposited in the Fund the tax increment determined pursuant to the Act and Section 5 of this Ordinance at the beginning of each fiscal year thereof as provided in the Act. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Fund shall commence immediately upon the effective date of this Ordinance and continue to the extent permitted by the Act until all loans, advances and indebtedness, if any, and interest thereon, incurred by the Agency as a result of community redevelopment in the Downtown Redevelopment Area have been paid.

Section 7.

The Fund shall be established and maintained as a separate trust fund by the City pursuant to the Act and this Ordinance, and other directives of the governing body of the Agency as may from time to time be adopted, whereby the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan.

accordance with Section 5 of this Ordinance and the Act (such annual amount being hereafter referred to as the "tax increment").

Section 5.

The tax increment shall be determined annually by each taxing authority and shall be that amount equal to 95 percent of the difference between:

CITY OF CLERMONT
MISCELLANEOUS ORDINANCE

NO. 359-M

Page 4

Section 8.

The chief financial officer of the City of Clermont, Florida, on behalf of the City and the Agency, shall be the trustee of the Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investment, and proper application of all monies paid into or expended from the Fund in accordance with Agency authorization and with state and local laws. Disbursement of monies shall be made upon presentation of adequate supporting documentation in the reasonable opinion of the Trustee.

Section 9.

Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 10.

If any part of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

Section 11.

This ordinance shall become effective immediately upon passage and upon publication as required by law.

First Reading this 25th day of August 1998.

Second Reading this 8th day of September 1998.

**CITY OF CLERMONT
MISCELLANEOUS ORDINANCE**

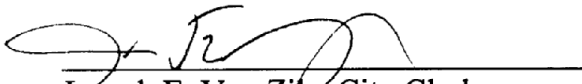
NO. 359-M

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**PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA THIS 8th DAY OF SEPTEMBER
1998.**


Robert A. Pool, Mayor

Attest:


Joseph E. Van Zile, City Clerk

APPENDIX “C”

Downtown Clermont Redevelopment Agency Taxable Value & Tax Increment Finance (T.I.F.) 1996 to 2009

<u>Year</u>	<u>Actual Taxable Value</u>	<u>County Share</u>	<u>City Share</u>	<u>Lake County Water Authority</u>	<u>Hospital Share</u>	<u>Total T.I.F.</u>	<u>T.I.F. % Increase</u>
1996 (base)	14,916,236	-	-	-	-	-	-
1997	15,206,818	1,306.56	822.36	-	43.62	2,172.54	471.11
1998	16,477,808	7,021.38	4,419.33	569.36	397.58	12,407.65	212.89
1999	19,442,858	20,353.28	14,960.71	2,150.15	1,358.89	38,823.03	158.29
2000	21,038,671	29,762.07	21,689.03	2,906.61	3,198.97	57,556.68	48.25
2001	22,894,259	38,782.37	28,262.55	3,789.56	4,008.60	74,843.08	30.03
2002	24,008,972	51,111.63	32,211.47	4,162.70	4,568.69	92,054.49	22.99
2003	25,120,367	57,358.95	36,148.64	3,955.12	5,127.12	102,589.83	10.26
2004	29,859,099	82,576.50	52,935.84	5,438.38	7,508.12	148,458.84	44.71
2005	32,780,346	98,380.33	63,284.50	5,719.19	8,975.91	176,359.93	18.79
2006	45,370,691	166,270.67	107,886.43	7,319.73	15,301.99	296,778.82	68.28
2007	50,711,977	160,964.00	106,846.71	7,243.27	15,854.00	290,907.98	- 2.01
2008	53,268,558	169,350.00	114,477.85	7,951.08	16,982.00	308,760.93	6.13
2009	50,276,701	156,130.00	105,303.00	7,150.00	15,613.00	284,196.00	- 8.64
Totals:		1,039,367.74	689,248.42	58,355.15	98,938.49	1,885,909.80	

APPENDIX “C”

**Redevelopment Trust Fund
Actual Taxable Value, 1996 – 2009**

<u>Year</u>	<u>Actual Taxable Value</u>	<u>Difference from Previous Year</u>	<u>Percent Change</u>
1996 (base)	14,916,236	-	-
1997	15,206,818	290,582	1.94
1998	16,477,808	1,270,990	8.35
1999	19,442,858	2,965,050	17.99
2000	21,038,671	1,595,813	8.20
2001	22,894,259	1,855,588	8.81
2002	24,008,972	1,114,713	4.86
2003	25,120,367	1,111,395	4.62
2004	29,859,099	4,738,732	18.86
2005	32,780,346	2,921,247	9.78
2006	45,370,691	12,590,345	38.40
2007	50,711,977	5,341,286	11.77
2008	53,268,558	2,556,581	5.04
2009	50,276,701	- 2,991,857	- 5.62

1996 to 2009 taxable value increase for the CRA district was \$35,360,465 or 296% overall.
Average of 22.76% per year.

Taxable Value Estimates, 2009-2015

2009 base year taxable value: \$50,276,701
x various percentage changes¹ per year

<u>Year</u>	<u>% Change¹</u>	<u>Projected Taxable Value</u>
2009	-	50,276,701
2010	(-5%) 2,513,835	47,762,866
2011	(-5%) 2,388,143	45,374,722
2012	(0 %) 0.00	45,374,722
2013	(0 %) 0.00	45,374,722
2014	(+3%) 1,361,241	46,735,963
2015	(+3%) 1,402,079	48,138,042

Taxable Value & TIF Projections² Based on 5.00 % Average Increase Per Year

	2010 TIF	2015 TIF
Estimated Taxable Value	47,762,866	48,138,042
<u>1996 base</u>	<u>-14,916,236</u>	<u>-14,916,236</u>
Taxable Value for TIF	32,846,630	33,221,806

2010 TIF (estimate)³ : \$264,337

2015 TIF (estimate)³ : \$267,357

¹ Note: Based on the current economic conditions, the % change will fluctuate over the next few years. These estimates are considered conservative and are *only an estimate*, and actual amounts will vary.

² Based on County & City millage rates remaining the same.

³ Formula used: \$TV/1000 x 8.4712 x 95%

APPENDIX “D”

Downtown Clermont Redevelopment Agency Proposed Projects and Projected Year(s)

Action Items Projects & Programs	2010-2015 +/-	2015-2020 +/-
Design Guidelines	✓	
Directional Signage & Gateways	✓	
Streetscape	✓	✓
Jenkins Auditorium refurbishment or replacement (study, design and work)	✓	✓
Downtown Public Courtyard	✓	
Library (Cooper Library-Montrose St.)	✓	
Historic Village & Old Depot (site and Cooper Memorial Library improvements)	✓	✓
Lake Minneola Trail & Trail expansion		✓
Downtown Waterfront & Boat Ramp		✓
Infrastructure (roads, water, sewer, electrical, etc.)	✓	✓
CRA Legislative Support	✓	✓
Historical Property Recognition	✓	✓
Consumer Survey & Marketing Study	✓	✓
Parking Study	✓	
Parking (garage, lot & on-street) – study, support and install	✓	✓
Land acquisition for projects (parking, ROW, parks, trails, sidewalk, landscape & streetscape)	✓	✓
Award Program	✓	✓
Co-op Advertising & Promotion	✓	✓
Community Based Efforts – project support; contracting for events	✓	✓
Façade Improvement Grant	✓	✓
Building Code Compliance Grant	✓	✓
Impact Fee Assistance Grant	✓	✓
Building Code Refund Program	✓	✓
Residential Renovation Incentive Program		✓

Projects & Programs – CRA funding as needed

Design Guidelines
 CPTED utilization for design
 Expand Development of Partnerships
 Community based efforts
 Loans & Grants
 Redevelopment Accomplishments

APPENDIX "E"

CITY OF CLERMONT **RESOLUTION NO. 2010-03**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, APPROVING A COMMUNITY REDEVELOPMENT PLAN FOR THE COMMUNITY REDEVELOPMENT AREA LOCATED IN THE CITY OF CLERMONT; MAKING FINDINGS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Resolution No. 950 adopted by the City Council of the City of Clermont on May 27, 1997, determined that a certain area in the City of Clermont was in need of redevelopment and so designated that area as being the "Community Redevelopment Area," in accordance with Section 163.340(10), Florida Statutes; and

WHEREAS, Resolution No. 950 adopted by the City Council of the City of Clermont on May 27, 1997, created a Community Redevelopment Agency for the Downtown Redevelopment Area, in accordance with Section 163.357, Florida Statutes; and

WHEREAS, in accordance with and pursuant to the procedures and authorizations set forth in Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"), a community redevelopment plan for the Downtown Redevelopment Area was prepared; and

WHEREAS, the City Council of the City of Clermont on August 11, 1998 approved a Redevelopment Plan for the Downtown Redevelopment Area as described in Resolution No. 950; and

WHEREAS, the Clermont Community Redevelopment Agency recommended approval of the revised Redevelopment Plan for the Downtown Redevelopment area on January 24, 2005, and the City Council of the City of Clermont on January 24, 2005 approved a revised Redevelopment Plan for the Downtown Redevelopment Area as described in Resolution No. 1465; and

WHEREAS, the Proposed Plan has been revised and was reviewed and approved by the Community Redevelopment Agency, and found to be consistent with Resolution No. 950 and No. 1465 and has made a recommendation to the City Council of the City of Clermont to approve the Redevelopment Plan as amended and dated January 26, 2010.

WHEREAS, modification of the Community Redevelopment Plan, is in accordance with Section 163.361, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont has received the recommendation to adopt the Proposed Plan and has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled and held as required by Section 163.361(2), Florida Statutes.

CITY OF CLERMONT
RESOLUTION NO. 2010-03

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Florida:

Section 1. Findings.

Based on the information presented to it, the City Council does hereby find:

- (a) The recitals set forth above (including the definitions) are hereby adopted and incorporated herein to the full extent as if set forth in the text of this Resolution.
- (b) The public hearing required by Section 163.361(2), Florida Statutes, has been held and closed.
- (c) Although no families are anticipated to be displaced as a result of Clermont's redevelopment activities, a feasible method exists for the location of any such families in decent, safe, and sanitary dwelling accommodations within their means and without due hardship.
- (d) The Proposed Plan conforms to the general plan of the City of Clermont as a whole.
- (e) The Proposed Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Downtown Redevelopment Area by private enterprise.
- (f) The Proposed Plan allows for the redevelopment or rehabilitation of the Downtown Redevelopment Area in accordance with Florida Statutes, Chapter 163, Part III Community Redevelopment.

Section 2. Adoption of Plan.

The Proposed Plan is hereby adopted and shall henceforth be and constitute the Redevelopment Plan for the Downtown Redevelopment Area.

Section 3. Conflicts.

Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 4. Notice.

Proper notice in accordance with Chapter 163.346, Florida Statutes has been given to affected taxing authorities.

CITY OF CLERMONT
RESOLUTION NO. 2010-03

Section 5. Effective Date.

This resolution shall take effect immediately upon approval and adoption by the Clermont City Council.

DONE AND RESOLVED BY the City Council of the City of Clermont, Lake County, Florida, on this 26th day of January, 2010.


Harold Turville, Mayor

ATTEST:


Tracy Ackroyd, City Clerk

